

Building Standards Commission  
September 18, 2012

Present

Art Stone, Chairman  
James Craft  
Marsha Griggs, Alternate  
Joe Milkes, Alternate  
Mukesh Patel, Alternate

Absent

Mo Khoshkar  
Jim Kesterson  
Sylvia Reid  
Chris Polito, Alternate

Staff

Selso Mata, Building Official  
Paige Mims, Deputy City Attorney  
Cynthia O'Banner, Property Standards Director  
Shanette Brown, Property Standards Manager  
Scott Neumeyer, Property Standards Supervisor  
Robert Crawford, Property Standards Specialist  
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday September 18, 2012, in the City Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Stone admitted all documents and testimony given into the official Building Standards record.

1. Public comments:

**No public comments**

2. Approval of Minutes: August 21, 2012

**Commission Member James Craft made the motion to approve the minutes from August 21, 2012 as corrected. Commission Member Joe Milkes seconded the motion. The Commission voted 4/0 in favor of approving the minutes as corrected.**

**Commission member Marsha Griggs joined the quorum at 4:09 p.m.**

3. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

904 Arbor Downs –Occupant Lisa Mayo

**Robert Crawford, Property Standards Specialist testified on the condition of the property and the history of continued noncompliance at 904 Arbor Downs Drive.**

**Mr. Crawford further testified that staff recommends that the occupant must repair or replace broken window, install operable smoke detector, replace missing electrical cover plates, and activate water. The occupant should be given no more than thirty days to bring the property into compliance. Staff recommends that, the occupant is ordered to repair electrical hazards, activate the water utility and install operable smoke detectors and that the Commission fined that the property is in substandard condition, unsafe and unfit for human habitation. If the occupant fails to activate water utilities within thirty days, the Commission should order the property to be vacated. In addition staff is requesting that the Commission order civil penalties not to exceed one thousand (\$1000) per day.**

**Mr. Crawford answered questions from the Commission.**

**Richard Glenn, Problem Solving unit, Plano Police Department, Testified on the alleged criminal history of the Property. Attorney Mims instructed the Commission to disregard the officers comments as they did not relate to the violations at the property as presented in the case before the Commission.**

**David Ritter, Assistant City Attorney, testified on the drafting of the Final Orders for the property, the order is two-part, the recommendation for abatement action if the water utilities are not connected and and the civil penalties in an amount at the Commission's discretion. Mr. Ritter went on to read into record the final orders as presented to the Commission and reflected in the signed order.**

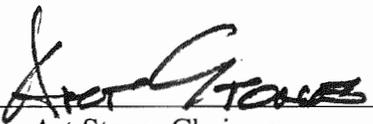
**Chairman Stone closed the floor to public comment.**

**After hearing testimony, Commission member Joe Milkes made the motion to accept the City's recommendation and the amount of the civil penalties set at \$500 per day for 180 days. Commission member Mukesh Patel seconded the motion. The Commission voted 3/2 in favor of the motion with Ms. Griggs and Mr. Craft casting the dissenting votes.**

4. Items for future agendas

**None at this time.**

The Public Hearing adjourned at 4:47 P.M.

  
Art Stone, Chairman